

## **Tam Design Review Board**

**Dec. 4, 2013**

**Meeting called to order** at 7:02pm by chair, John McCormick

**Board Members present:**, April Post, John McCormick, Jim Bramell, Patrick Le Pelch

**Board Members absent:** Alan Jones

**Also in attendance:** Ren Klyce, Dan McDonald, Luriko Atari, Rodrigo Izquierdo, John Adlam, Carl Weissensee, John Hood

**Minutes Nov. 6, 2013** approved as submitted **Post/ McCormick Ayes 4-0,**

### **Items not on the Agenda:**

Moved for discussion to the end of the meeting:

- Dan McDonald reported that fencing that was required at 403 Maple St./Shoreline Hwy., has fallen down and needs replacing, but the owner is reluctant. He was advised to write to the Planning Dept and let them handle it through their enforcement.

#### **1. Breeze-Klyce Lot Line Adjustment**

**802 Denise Ct. & 802 Everest Ct., Mill Valley**

**Applicant: Ren Klyce    Planner: Veronica Corella-Pearson**

Approved as submitted

**Approved: McCormick/ Post: Ayes 4**

#### **2. Tonulton Pacific LLC (Paul Wong), Design Review**

**222 Beryl St, Mill Valley**

**Applicant: John Hood    Planner: Veronica Corella-Pearson**

Revised drawings accepted as presented. Concerns were expressed by a few of the neighbors on the size of the home and the placement of the home in relation to the rear property line. TDRB clarified that the home size is in keeping with the present Marin County codes. The neighbor above the project, and most affected, was satisfied with the overall design and placement. The location of the home at the back of the lot was in keeping with good design practices.

**Conditions:**

- Retain and maintain the Redwood trees at the corner of Beryl and Rosemont. During construction the trees are to be protected.

**Merit Comments:**

- Given the volume of the areas to be drained, there is a concern that the drainage on the north side of the property be adequate. There will be a detailed drainage plan developed with a Civil Engineer to fully address the drainage issues.

**Completeness with merit comments and conditions: McCormick/Post Ayes 4**

**3. Hicks Design Review**

**229 Cleveland Ave., Mill Valley**

**Applicant: Jon Hicks          Planner: Veronica Corella-Pearson**

There was some discussion about drainage, planting and fencing. Several suggestions were made to help keep runoff on site, including water storage, rain garden swales, and perking water by diffusion. No fencing is proposed for the lower portion of the property to preserve and enhance the native plants and habitat for wildlife, and for the enjoyment of themselves and their neighbor below.

**Approval of Completeness: McCormick/LePelch Ayes 4**

**Merit comments:**

- A final Drainage Plan will be designed with a Civil Engineer to keep water from running off the site.
- Vegetation plan is general, but will be expanded to include plants native to Marin.
- Vegetation plan is geared towards retaining water on the site.
- The siting of the carport and house in relation to the neighbors is well executed.

**Approval of Merits Comments: McCormick/Bramell 4**

**Adjourned: 9:20**

**Minutes respectfully submitted by April Post**